

CRAIG CARPENITO  
United States Attorney  
NELSON WAGNER  
Trial Attorney, Tax Division  
U.S. Department of Justice  
P.O. Box 227  
Washington, DC 20044  
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UNITED STATES DISTRICT COURT  
DISTRICT OF NEW JERSEY

THE UNITED STATES OF AMERICA,

*Plaintiff,*

v.

ANDREW CARGULIA  
14 Burgundy Dr.  
Holmdel, New Jersey 07733,

JANET CARGULIA  
14 Burgundy Dr.  
Holmdel, New Jersey 07733,

COLUMBIA BANK,  
19-01 Route 208 North  
Fair Lawn, NJ 07410

*Defendants.*

HON. \_\_\_\_\_

Case No. \_\_\_\_\_

**COMPLAINT FOR FEDERAL TAXES**

The United States of America (“United States”) brings this action at the request of, and with the authorization of, the Chief Counsel of the Internal Revenue Service, a delegate of the Secretary of the Treasury, and at the direction of the Attorney General of the United States, to collect the unpaid federal tax liabilities of the defendants, Andrew and Janet Cargulia, and to

enforce the corresponding federal tax liens against their real property in Holmdel, New Jersey.

In support, the United States alleges as follows:

**JURISDICTION AND VENUE**

1. Jurisdiction is conferred upon this Court by 28 U.S.C. §§ 1340 and 1345, as well as 26 U.S.C. §§ 7402(a) and 7403.
2. Venue is proper in this district under 28 U.S.C. §§ 1391(b) and 1396.

**THE PARTIES**

3. The United States is the plaintiff.
4. Defendants Andrew Cargulia and Janet Cargulia (collectively, “the Taxpayers”) are husband and wife and reside in Holmdel, New Jersey, within the jurisdiction of this Court.
5. Defendant Columbia Bank is named as a party to this action under 26 U.S.C. § 7403(b) because it may claim an interest in the real property at issue in this action.

**THE REAL PROPERTY SUBJECT TO FORECLOSURE**

6. The real property subject to foreclosure in this action (“the Subject Property”) is located at 14 Burgundy Drive in Holmdel, New Jersey, and is more fully described in the deed attached to this Complaint as Exhibit A, which is incorporated by reference.

7. By deed dated May 9, 1996, the Taxpayers acquired the Subject Property. *See* Ex. A.

8. By separate deeds, both dated August 30, 1996, the Taxpayers transferred their equal undivided half interests in the Subject Property to the Andrew Cargulia Qualified Personal Residence Trust and the Janet Cargulia Qualified Personal Residence Trust (together, the “Nominee Trusts”), in equal shares. *See* Ex. B.

9. By separate deeds, dated February 24 and 25, 2017, the Nominee Trusts transferred title to the Subject Property to the Taxpayers' son, Michael Cargulia. *See Ex. C.*

10. By deed dated February 28, 2017, Michael Cargulia transferred title to the Subject Property back to the Taxpayers. *See Ex. D.*

11. By deed dated September 9, 2017, the Taxpayers transferred title to the Subject Property solely to Janet Cargulia. *See Ex. E.*

**COUNT ONE:**  
**Reduce unpaid federal income tax assessments to judgment.**

12. The United States incorporates paragraphs 1 through 11.

13. A delegate of the Secretary of the Treasury properly and timely assessed federal income taxes and statutory additions to tax against the Taxpayers as set forth below, based on the Taxpayers' own voluntarily-filed federal income tax returns:

Type of Tax	Tax Period Ending	Assessment Date	Assessment Amount	Amount Due (as of Feb. 20, 2018)
Income (Form 1040)	12/31/2011	11/12/2012	\$36,871.00	\$36,233.60
Income (Form 1040)	12/31/2012	06/17/2013	\$21,497.00	\$21,849.63
Income (Form 1040)	12/31/2013	06/02/2014	\$24,657.00	\$12,872.86
<b>Total:</b>				<b>\$70,956.09</b>

14. Notices of the assessments described in paragraph 13, along with demands for payment of the assessments, were sent to Janet and Andrew Cargulia.

15. Despite notice and demand for payment of the assessments, Janet and Andrew Cargulia have failed or refused to pay the full amount due and owing.

16. Due to the Taxpayers' failure or refusal to pay the full amount of the assessments due and owing, penalties and interest have accrued on the assessment amounts listed in paragraph 13, and will continue to accrue according to law until paid in full.

17. As of February 20, 2018, Janet and Andrew Cargulia are indebted to the United States in the amount of \$70,956.09, plus statutory additions to tax that will accrue after that date, as a result of the unpaid assessments listed in paragraph 13.

WHEREFORE, the United States of America requests that the Court:

- A. Enter judgment in favor of the United States and against Janet and Andrew Cargulia in the amount of \$70,956.09 as of February 20, 2018, plus statutory additions that will accrue after that date according to law; and
- B. Award any other and further relief, including the costs of this action, as may be deemed just and proper under the circumstances.

**COUNT TWO:**

**Reduce trust fund penalty assessments against Andrew Cargulia to judgment.**

18. The United States incorporates paragraphs 1 through 17.

19. A delegate of the Secretary of the Treasury of the United States assessed federal trust fund recovery penalties under 26 U.S.C. § 6672 against Andrew Cargulia, in connection with the unpaid federal employment tax liabilities of Mika-Mike Inc., d/b/a AC Dental ("AC Dental"), on the dates and in the amounts shown below:

<b>Tax Period Ending</b>	<b>Date of Assessment</b>	<b>Assessment Amount</b>	<b>Amount Due (as of Feb. 20, 2018)</b>
09/30/2009	06/06/2011	\$20,877.10	\$23,315.11
06/30/2010	06/06/2011	\$390.74	\$489.24
09/30/2012	07/18/2016	\$14,210.93	\$12,538.52
03/31/2014	07/18/2016	\$17,441.33	\$18,615.50
06/30/2014	07/18/2016	\$10,506.30	\$11,213.59
<b>Total</b>			<b>\$66,171.96</b>

20. Andrew Cargulia was a person responsible for collecting, truthfully accounting for, and paying over to the United States the federal employment taxes withheld from the wages of employees of AC Dental at all times relevant to this Complaint. Andrew Cargulia was a co-owner and the President of AC Dental at all times relevant to this Complaint, had signature authority over the financial accounts of AC Dental, and had and exercised decision-making authority over the finances of AC Dental, including the payment of the federal employment tax liabilities during the taxable periods at issue in this action.

21. Andrew Cargulia willfully failed to collect, truthfully account for, or pay over to the United States the federal taxes withheld from the wages of employees of AC Dental during the taxable quarters listed in paragraph 19 by causing AC Dental to pay other debts while knowing that federal employment tax liabilities went unpaid.

22. Notices that Andrew Cargulia would be subject to assessment of the trust fund tax penalties listed in paragraph 19 were sent in accordance with 26 U.S.C. § 6672. After the assessments were made, notices of the trust fund tax penalty assessments described in paragraph

19, along with demands for payment of the assessments, were properly and timely sent to Andrew Cargulia.

23. Despite notice and demand for payment of the assessments described in paragraph 19, Andrew Cargulia has failed or refused to pay the full amount due and owing, and there remains due and owing to the United States the sum of \$66,171.96 as of February 20, 2018, plus statutory additions accruing after that date according to law.

WHEREFORE, the United States of America respectfully prays:

- A. That the Court render judgment in favor of the United States of America and against Andrew Cargulia in the amount of \$66,171.96, plus statutory additions accruing from February 20, 2018 according to law, until paid; and
- B. That the Court award the United States of America such further relief, including the costs of this action, that the Court finds to be just and proper.

**COUNT THREE:  
Reduce trust fund penalty assessments against Janet Cargulia to judgment.**

24. The United States incorporates paragraphs 1 through 23.

25. A delegate of the Secretary of the Treasury of the United States assessed trust fund recovery penalties against Janet Cargulia under 26 U.S.C. § 6672 in connection with the unpaid federal employment tax liabilities of AC Dental on the dates and in the amounts shown below:

<b>Tax Period Ending</b>	<b>Date of Assessment</b>	<b>Assessment Amount</b>	<b>Amount Due (as of Feb. 20, 2018)</b>
09/30/2012	07/18/2016	\$14,210.93	\$12,538.52
03/31/2014	07/18/2016	\$17,441.33	\$18,615.50
06/30/2014	07/18/2016	\$10,506.30	\$11,213.59
<b>Total</b>			<b>\$42,367.61</b>

26. Janet Cargulia was a person responsible for collecting, truthfully accounting for, and paying over to the United States the federal employment taxes withheld from the wages of employees of AC Dental at all times relevant to this Complaint. Janet Cargulia was a co-owner and the Secretary of AC Dental at all times relevant to this Complaint, and had signature authority over the financial accounts of AC Dental. On information and belief, Janet Cargulia had and exercised decision-making authority over finances of AC Dental, including the payment of the federal employment tax liabilities during the taxable periods at issue in this action.

27. Janet Cargulia willfully failed to collect, truthfully account for, or pay over to the United States the federal taxes withheld from the wages of employees of AC Dental during the taxable quarters listed in paragraph 25. On information and belief, Janet Cargulia caused AC Dental to pay other debts while knowing that federal employment tax liabilities went unpaid.

28. Notices that Janet Cargulia would be subject to assessment of the trust fund tax penalties listed in paragraph 25 were sent in accordance with 26 U.S.C. § 6672. After the assessments were made, notices of the trust fund tax penalty assessments described in paragraph 25, along with demands for payment of the assessments, were properly and timely sent to Janet Cargulia.

29. Despite notice and demand for payment of the assessments described in paragraph 25, Janet Cargulia has failed or refused to pay the full amount due and owing, and there remains due and owing to the United States the sum of \$42,367.61 as of February 20, 2018, plus statutory additions accruing after that date according to law.

WHEREFORE, the United States of America respectfully prays:

- A. That the Court render judgment in favor of the United States of America and against Janet Cargulia in the amount of \$42,367.61, plus statutory additions accruing from February 20, 2018 according to law, until paid; and
- B. That the Court award the United States of America such further relief, including the costs of this action, that the Court finds to be just and proper.

**COUNT FOUR:  
Foreclose federal tax liens.**

30. The United States incorporates paragraphs 1 through 29.

31. Where a person fails to pay any federal tax, a federal tax lien arises “upon all property and rights to property, whether real or personal, belonging to such person.” 26 U.S.C. § 6321. The lien arises at the time the assessment is made and continues until the liability is satisfied or becomes unenforceable by reason of lapse of time. 26 U.S.C. § 6322. The United States may foreclose its federal tax liens pursuant to 26 U.S.C. § 7403(a), which permits the sale of the property to pay federal tax liabilities. *See* 26 U.S.C. § 7403(a) and (c) (court in foreclosure action “shall ... adjudicate all matters involved therein and finally determine the merits of all claims to and liens upon the property.”). The United States’ foreclosure right extends to property held by nominees. *G.M. Leasing Corp. v. United States*, 429 U.S. 338, 350-51 (1977).

32. Pursuant to 26 U.S.C. §§ 6321 and 6322, on the dates of the assessments described in paragraphs 13, 19, and 25 above, federal tax liens arose in favor of the United States and attached to all of the property and rights to property belonging to the Taxpayers, either then owned or acquired thereafter, including (but not limited to) the Subject Property.

33. As discussed above in Paragraphs 6 through 11, Janet and Andrew Cargulia acquired the Subject Property by deed dated May 9, 1996, in exchange for \$572,000. *See Ex. A.* They transferred title to the Subject Property to the Nominee Trusts on August 30, 1996 (*see Ex. B*), which transferred title to the Taxpayers' son on February 25, 2017 (*see Ex. C*). Their son transferred title back to Janet and Andrew Cargulia on February 28, 2017 (*see Ex. D*), who then transferred title to solely Janet Cargulia on September 9, 2017 (*see Ex. E*).

34. When Janet and Andrew Cargulia re-acquired title to the Subject Property by deed dated February 28, 2017, the federal tax liens arising from the assessments listed in paragraphs 13, 19, and 25 above, attached to the Subject Property.

35. When the Taxpayers transferred title solely to Janet Cargulia by deed dated September 9, 2017, Andrew Cargulia's interest was conveyed subject to the federal tax liens with respect to Andrew Cargulia's federal tax liabilities. Janet Cargulia had actual knowledge of such liens, as well as constructive knowledge, by virtue of duly-filed notices of federal tax liens, all of which were filed prior to September 9, 2017.

36. As a result, the valid and subsisting federal tax liens against Andrew Cargulia continue to attach to his former one-half undivided interest in the Subject Property that was conveyed to his wife, Janet Cargulia.

37. The United States is entitled to foreclose its tax liens against the Subject Property identified in paragraphs 13, 19, and 25 of this complaint; to have the property sold;

and to have the sales proceeds applied to the unpaid balance of the Taxpayers' unpaid federal tax liabilities.

WHEREFORE plaintiff United States of America hereby prays that this Court:

- A. Order, adjudge, and decree that the United States holds valid and subsisting federal tax liens arising from the assessments listed in paragraphs 13, 19, and 25 above that have attached to the Subject Property;
- B. Order that the federal tax liens attached to the Subject Property be foreclosed, and that the Subject Property be sold free and clear of any right, title, lien, claim, or interest of all parties named in this suit, including parties against whom the Clerk has entered default, and pursuant to an order of sale to be submitted to the Court at a later date;
- C. Order that the proceeds of the sale should be distributed as follows:
  - First, to the Internal Revenue Service or its representative or agent, to recover the costs of the sale;
  - Second, to Columbia Bank, to satisfy any outstanding mortgage lien on the property;
  - Third, to the United States, up to the outstanding balance of the federal tax liens that attach to the property, including interest and penalties arising from such liens that have accrued according to statute; and
  - Fourth, if funds remain, to the Taxpayers, Janet and Andrew Cargulia.
- D. Grant to plaintiff its costs of prosecuting this action; and
- E. Grant such other and further relief as may be deemed just and proper under the circumstances.

Dated: March 5, 2018

CRAIG CARPENITO  
United States Attorney

RICHARD E. ZUCKERMAN  
Principal Deputy Assistant Attorney  
General

By:

/s/ Nelson Wagner  
NELSON WAGNER  
Trial Attorney, United States  
Department of Justice  
P.O. Box 227  
Washington, D.C. 20044  
Tel. (202) 616-3369  
Fax. (202) 514-6866  
nelson.wagner@usdoj.gov

**Deed**

This Deed is made on **MAY 9, 1996**  
**BETWEEN**

HOMER H. CHEN AND MEI-HSUN WU CHEN, H/W  
 whose post office address is P.O. Box 1608, Thousand Oaks, Ca 91358

COUNTY OF MONMOUTH
CONSIDERATION <u>572,000</u>
RTF <u>3062</u> add'l RTF <u>633</u>
DATE <u>6-18-96</u> BY <u>DWBN</u>

referred to as the Grantor,  
**AND**

ANDREW CARGULIA AND JANET CARGULIA, H/W  
 whose post office address is about to be 14 Burgundy Dr., Holmdel, New Jersey 07733

referred to as the Grantee.  
 The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **Five Hundred Seventy Two Thousand and No Cents..... (572,000.00).....**. The Grantor acknowledges receipt of this money.

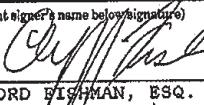
2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Holmdel**  
 Block No. **9.04** Lot No. **17** Account No.   
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in  
 the Township of **Holmdel**  
 County of **Monmouth** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEING the same premises conveyed to the Grantors herein by Deed from  
 Daniel J. Tomasulo and Nancy J. Razza, dated November 4, 1994 and  
 recorded in the Monmouth County Clerk's Office on November 23, 1994 in  
 Deed Book 5365 at Page 0832.

The above premises are conveyed subject to covenants, conditions and  
 restrictions of record, if any; such state of facts as an accurate  
 survey and inspection of the premises will disclose, the operation and  
 effect of any zoning laws, building restrictions imposed by public  
 authority and easements and public utility grants of record.

Prepared by: (print signer's name before signature)	(For Recorder's Use Only)
	
CLIFFORD BISHMAN, ESQ.	

DB5509-0487

103 - Deed - Bargain and Sale  
 Cov. to Grantor's Act - Ind. to Ind. or Corp.  
 Plain Language

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Page 1

DB 5509.487

SCHEDULE "A"

ALL that certain tract, lot and parcel of land lying and being in the Township of Holmdel, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 17 in Block 9.04 as shown on a certain map entitled "The Vineyard at Holmdel, Section 1", filed in the Monmouth County Clerk's Office on November 23, 1988 in Case No. 228-35.

BEGINNING at a point on the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running; thence

1. North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence
2. North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point;
3. South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the Northerly sideline of Burgundy Drive; thence
4. along same on a curve to the left having a radius of 625.0 feet and an arc distance of 83.51 feet to a point; thence
5. continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

ALSO known as Lot 17 in Block 9.04 on the Township of Holmdel Tax Map.

DB5509-0488

394365

RECORDED  
JUN 18 1996 1:46 AM  
MUNNOUTH COUNTY CLERK  
JANE G. CLAYTON

The street address of the Property is: 14 Burgundy Drive, Holmdel, NJ 07733

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

*Homer H. Chen* (Seal)  
HOMER H. CHEN

*Mei-Hsun Wu Chen* (Seal)  
MEI-HSUN WU CHEN

CLIFFORD FISHMAN, ESQ.

STATE OF NEW JERSEY, COUNTY OF MONMOUTH  
I CERTIFY that on MAY 9, 1996

SS:

HOMER H. CHEN AND MEI-HSUN WU CHEN

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 572,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

ANDREW M. NEWMAN  
4400 ROUTE 9 SOUTH  
FREEHOLD, N.J. 07728

File #20428

*Clifford Fishman*  
(Print name and title below signature)  
CLIFFORD FISHMAN, AN ATTY AT LAW OF  
THE STATE OF N.J.

PURG 2635 Cuy 22  
#655

END OF DOCUMENT

103 - Deed - Bargain and Sale  
Cov. to Grantor's Act - Ind. to Ind. or Corp.  
Plain Language

DB5509-0489



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083433

COUNTY OF MONMOUTH	
CONSIDERATION	
HTF	exempt
DATE	8-97 BY

Prepared by:

Joseph A. Lambariello, Esq.

This Deed is made on August 30, 1996,

BETWEEN Andrew Cargulia and his wife, Janet Cargulia,

whose address is 14 Burgundy Drive, Holmdel, New Jersey referred to as the Grantor,

AND the Andrew Cargulia Qualified Personal Residence Trust

whose address is 14 Burgundy Drive, Holmdel, New Jersey referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers a fifty (50%) percent ownership of) the property described below to Grantee. This transfer is made for the sum of one (\$1) dollar. The Grantor acknowledges receipt of one (\$1) dollar.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Holmdel

Block 9.04 Lot No. 17 Account No.



No property tax identification number is available on the date of this deed.

(Check box if applicable)

**Property.** The property consists of the land and all buildings and structures on the land in the Township of Holmdel, County of Monmouth and State of New Jersey. The legal description is:

**\*\*SEE ATTACHED LEGAL DESCRIPTION\*\***

BEING the same premises conveyed to the grantors herein by deed of Homer H. Chen and Mei Hsun Wu Chen, husband and wife, by deed dated May 9, 1996, and recorded June 18, 1996 in the Monmouth County Recorder's office at Deed Book 5509 age 489.

BEING the same premises conveyed to the Homer H. Chen and Mei Hsun Wu Chen, husband and wife by deed of Daniel J. Tomasulo and Nancy J. Razza, by deed dated November 4, 1994, and recorded November 23, 1994 in the Monmouth County Recorder's office at Deed Book 5365 age 832.

The above premises are conveyed subject to covenants conditions, and restrictions of record, if any; such state of facts as an accurate survey and inspection of the premises will disclose, the operation and effect of any zoning laws, building restrictions imposed by public authority and public easements and public utility grants of record.

DB 5598-24  
R 5597

SCHEDULE "A"

ALL that certain tract, lot and parcel of land lying and being in the Township of Holmdel, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEING known and designated as lot 17 in Block 9.04 as shown on a certain map entitled "The Vineyard at Holmdel, Section 1", filed in the Monmouth County Clerk's Office on November 23, 1988 in Case No. 228-35.

BEGINNING at a point on the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running thence

1. North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence

2. North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point; thence

3. South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the northerly sideline of Burgundy Drive; thence

4. Along same on a curve to the left having a radius of 625.0 feet and an arc distance of 83.51 feet to a point; thence

5. Continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

Also known as Lot 17 in Block 9.04 on the Township of Holmdel Tax map.

PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Monmouth

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
Realty Transfer Fee \$ Exempt \*  
Date 8/30/96 By AC

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Andrew Cargulia, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor  
(State whether Grantor, Grantee, Legal Representative, Comptroller Officer, Officer of Title Co., Lending Institution, etc.)  
 in a deed dated 8/30/96, transferring real property identified as Block No. 9.04  
 Lot No. 17 located at 14 Burgundy Drive, Holmdel, NJ  
(Street Address, Municipality, County)  
 and annexed hereto.

## (2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Transfer for no consideration(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

## a) SENIOR CITIZEN (See Instruction #8)

Grantor(s) 62 yrs. of age or over.\*  
 One or two-family residential premises

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

## b) BLIND (See Instruction #8)

Grantor(s) legally blind.\*  
 One or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

## DISABLED (See Instruction #8)

Grantor(s) permanently and totally disabled.\*  
 One or two-family residential premises.  
 Receiving disability payments.

Owned and occupied by grantor(s) at time of sale.  
 Not gainfully employed.  
 No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

## c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

Affordable According to H.U.D. Standards.  
 Meets Income Requirements of Region.

Reserved for Occupancy.  
 Subject to Resale Controls.

## d) NEW CONSTRUCTION (See Instruction #9)

Entirely new improvement.  
 Not previously used for any purpose.

Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 30thday of August,

1996

Cecilia R. O'Grady

Andrew Cargulia  
 Name of Deponent (sign above line)  
14 Burgundy Drive  
Holmdel, NJ

Andrew Cargulia  
 Name of Grantor (type above line)  
14 Burgundy Drive  
Holmdel, NJ

Address of Deponent

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County	Book	Page
Deed Number			
Deed Dated		Date Recorded	

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
 This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).

TRIPPLICATE — Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

By execution of this deed, the grantors herein intend to convey a fifty (50%) percent interest in the real property to the Grantee.

**Promise by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to the grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs the Deed as of the date at the top of the first page.

Witnessed by:

Barbara A. Cargulia  
Barbara A. Cargulia

Andrew Cargulia (Seal)  
Andrew Cargulia  
Janet J. Cargulia (Seal)  
Janet Cargulia

STATE OF New Jersey, COUNTY OF Monmouth

SS.:

I CERTIFY that on August 30, 1996, Andrew Cargulia and his wife, Janet Cargulia, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed.
- (c) made this Deed for one (\$1) dollar as full and actual consideration paid or to be paid for the transfer of title. (such consideration is defined in N.J.S.A. 46:15-5.)

Joseph A. Lambariello  
Joseph A. Lambariello, Esq.  
Attorney at Law  
State of New Jersey

---

Dated: August 30 , 1996

---

# DEED

Andrew Cargulia  
and his wife, Janet Cargulia

Record and return to:

Joseph A. Lambariello, Esq.  
12 New Providence Road  
Watchung, New Jersey 07060

Grantor

TO

the Andrew Cargulia Qualified  
Personal Residence Trust  
Grantee

---

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER  
**1997050462**

RECORDED ON  
**May 05, 1997**  
**11:59:01 AM**  
BOOK:DB-5598 PG:244  
Total Pages: 5

COUNTY RECORDING \$24.00  
FEES  
DEDICATED TRUST \$2.00  
FUND COMMISSION  
TOTAL \$26.00



083434

COUNTY OF MONMOUTH

CONSIDERATION

RTF ~~empty~~ add'l RTFDATE 5/5/97 BY *MAW*

5

**DEED**

Prepared by:

  
Joseph A. Lambariello, Esq.

This Deed is made on August 30, 1996,

BETWEEN Andrew Cargulia and his wife, Janet Cargulia,  
 whose address is 14 Burgundy Drive, Holmdel, New Jersey referred to as the Grantor,  
 AND the Janet Cargulia Qualified Personal Residence Trust  
 whose address is 14 Burgundy Drive, Holmdel, New Jersey referred to as the Grantee. The words "Grantor" and  
 "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers a fifty (50%) percent ownership of) the property described below to Grantee. This transfer is made for the sum of one (\$1) dollar. The Grantor acknowledges receipt of one (\$1) dollar.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Holmdel

Block 9.04 Lot No. 17 Account No.

No property tax identification number is available on the date of this deed.  
 (Check box if applicable)

**Property.** The property consists of the land and all buildings and structures on the land in the Township of Holmdel, County of Monmouth and State of New Jersey. The legal description is:

**\*\*SEE ATTACHED LEGAL DESCRIPTION\*\***

BEING the same premises conveyed to the grantors herein by deed of Homer H. Chen and Mei Hsun Wu Chen, husband and wife, by deed dated May 9, 1996, and recorded June 18, 1996 in the Monmouth County Recorder's office at Deed Book 5509 age 489.

BEING the same premises conveyed to the Homer H. Chen and Mei Hsun Wu Chen, husband and wife by deed of Daniel J. Tomasulo and Nancy J. Razza, by deed dated November 4, 1994, and recorded November 23, 1994 in the Monmouth County Recorder's office at Deed Book 5365 age 832.

The above premises are conveyed subject to covenants conditions, and restrictions of record, if any; such state of facts as an accurate survey and inspection of the premises will disclose, the operation and effect of any zoning laws, building restrictions imposed by public authority and easements and public utility grants of record.

DB 5598249  
 5597

SCHEDULE "A"

ALL that certain tract, lot and parcel of land lying and being in the Township of Holmdel, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEING known and designated as lot 17 in Block 9.04 as shown on a certain map entitled "The Vineyard at Holmdel, Section 1", filed in the Monmouth County Clerk's Office on November 23, 1988 in Case No. 228-35.

BEGINNING at a point on the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running thence

1. North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence

2. North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point; thence

3. South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the northerly sideline of Burgundy Drive; thence

4. Along same on a curve to the left having a radius of 625.0 feet and an arc distance of 83.51 feet to a point; thence

5. Continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

Also known as Lot 17 in Block 9.04 on the Township of Holmdel Tax map.

PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Monmouth

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
Realty Transfer Fee \$ Exempt\*  
Date 8-5-97 By J.C.G.

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Janet Cargulia, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated 8/30/96, transferring real property identified as Block No. 9.04  
 Lot No. 17 located at 14 Burgundy Drive, Holmdel, New Jersey  
(Street Address, Municipality, County) and annexed hereto.

## (2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1,00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Merely reference to exemption symbol is not sufficient.

Transfer for no consideration

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

## a) SENIOR CITIZEN (See Instruction #8)

Grantor(s) 62 yrs. of age or over.\*  
 One or two-family residential premises

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

## b) BLIND (See Instruction #8)

Grantor(s) legally blind.\*  
 One or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

## DISABLED (See Instruction #8)

Grantor(s) permanently and totally disabled.\*  
 One or two-family residential premises.  
 Receiving disability payments.

Owned and occupied by grantor(s) at time of sale.  
 Not gainfully employed.  
 No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

## c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

Affordable According to H.U.D. Standards.  
 Meets Income Requirements of Region.

Reserved for Occupancy.  
 Subject to Resale Controls.

## d) NEW CONSTRUCTION (See Instruction #9)

Entirely new improvement.  
 Not previously used for any purpose.

Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 30th

day of August

1996

Name of Deponent (sign above line)

Janet Cargulia  
14 Burgundy Drive  
Holmdel, NJ

Name of Grantor (type above line)

Janet Cargulia  
14 Burgundy Drive  
Holmdel, NJ

Address of Deponent

Address of Grantor at Time of Sale

CRISTINA R. GIFFEN  
A Notary Public in the State of New Jersey  
My Commission Expires 11/30/1998

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County	Book	Page
Deed Number	Book	Page	Date Recorded
Deed Dated			

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
 This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).

TRIPPLICATE — Pink copy is your file copy.

By execution of this deed, the grantors herein intend to convey a fifty (50%) percent interest in the real property to the Grantee.

**Promise by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to the grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs the Deed as of the date at the top of the first page.

Witnessed by:

Barbara A. Cargulia  
Barbara A. Cargulia

Andrew Cargulia (Seal)  
Andrew Cargulia  
Janet J. Cargulia (Seal)  
Janet Cargulia

STATE OF New Jersey, COUNTY OF Monmouth

SS.:

I CERTIFY that on August 30, 1996, Andrew Cargulia and his wife, Janet Cargulia, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed.
- (c) made this Deed for one (\$1) dollar as full and actual consideration paid or to be paid for the transfer of title. (such consideration is defined in N.J.S.A. 46:15-5.)

Joseph A. Lambariello  
Joseph A. Lambariello, Esq.  
Attorney at Law  
State of New Jersey

---

Dated: August 30 , 1996

---

# DEED

Andrew Cargulia  
and his wife, Janet Cargulia

**Record and return to:**

Joseph A. Lambaricello, Esq.  
12 New Providence Road  
Watchung, New Jersey 07060

Grantor

TO

the Janet Cargulia Qualified  
Personal Residence Trust  
Grantee

---

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER

**1997050463**

RECORDED ON

**May 05, 1997**

**11:59:02 AM**

BOOK:DB-5598 PG:249

Total Pages: 5

COUNTY RECORDING \$24.00

FEES

DEDICATED TRUST \$2.00

FUND COMMISSION

TOTAL \$26.00

Monmouth County Document Summary Sheet																
 <b>MONMOUTH COUNTY CLERK</b> PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address Frank J. Crupi, Esq. Tucci Hot & Crupi, PC 464 Broadway P.O. Box 4065 Long Branch, NJ 07740															
 <b>401HOF</b>																
<b>Official Use Only</b> CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ																
<b>INSTRUMENT NUMBER</b> <b>2017063708</b> RECORDED ON <b>Jul 06, 2017</b> <b>2:46:06 PM</b> BOOK: <b>OR-9234</b> PAGE: <b>640</b> Total Pages: 10																
COUNTY RECORDING \$130.00 FEES TOTAL PAID \$130.00																
<b>Document Date (mm/dd/yyyy)</b> <b>02/25/2017</b> <b>No. of Pages of the Original Signed Document (Including the cover sheet)</b> <b>10</b> <b>Consideration Amount (If applicable)</b> <b>\$10.00</b> <b>JUN 26 2017 H EX-EMPT 10</b>																
<b>Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)</b>  <b>First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)</b>  Chrzanowski, Constance & Cargulia, Andrew																
<b>Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)</b>  <b>Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)</b>  Cargulia, Michael A.																
<b>Parcel Information</b> <b>(Enter up to three entries)</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Municipality</b></td> <td style="width: 25%;"><b>Block</b></td> <td style="width: 25%;"><b>Lot</b></td> <td style="width: 25%;"><b>Qualifier</b></td> <td style="width: 25%;"><b>Property Address</b></td> </tr> <tr> <td>Holmdel</td> <td>9.04</td> <td>17</td> <td></td> <td>14 Burgundy Drive</td> </tr> <tr> <td><b>Book Type</b></td> <td><b>Book</b></td> <td><b>Beginning Page</b></td> <td><b>Instrument No.</b></td> <td><b>Recorded/File Date</b></td> </tr> </table>		<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>	Holmdel	9.04	17		14 Burgundy Drive	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
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Holmdel	9.04	17		14 Burgundy Drive												
<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>												
<b>Reference Information</b> <b>(Enter up to three entries)</b> *DO NOT REMOVE THIS PAGE. DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.																

DB# 9234-640  
27.6.17

Prepared By:



FRANK J. CRUPI, ESQUIRE

## D E E D

This Deed, made this 25<sup>th</sup> day of February, 2017,

**BETWEEN CONSTANCE CHRZANOWSKI and ANDREW CARGULIA,  
Trustees of the JANET CARGULIA QUALIFIED PERSONAL RESIDENCE  
TRUST, having an address at 14 Burgundy Drive, Holmdel, New Jersey 07733,  
hereinafter referred to as the "Grantor,"**

AND

**MICHAEL A. CARGULIA, single, about to have an address at 14  
Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the  
"Grantee."**

The words "Grantor" and "Grantee" shall mean all Grantors and all  
Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers  
ownership of) the property (called the "Property") described below to the  
Grantee. This transfer is made for the sum of

**TEN DOLLARS AND NO CENTS  
(\$10.00)**

and other good and valuable consideration. The Grantor hereby acknowledges  
receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Tax Lot 17, Tax Block 9.04, on  
the official Tax Map of the Township of Holmdel, County of Monmouth, State of  
New Jersey.

Commonly known as 14 Burgundy Drive, Holmdel, New Jersey 07733.

**Property.** The Property consists of the land and all the buildings and  
structures on the land in the Township of Holmdel, of the County of  
Monmouth and State of New Jersey, being more particularly described as  
follows in Schedule "A" annexed hereto and made a part hereof.

**BEING** the same premises conveyed to Grantors herein by Deed dated  
August 30, 1996, recorded on May 5, 1997 in the Monmouth County Clerk's  
Office in Book DB-5598, Page 249.

**THIS** conveyance is made subject to municipal zoning ordinances,  
restrictions and easements of record, if any, and to such other state of facts as  
an accurate survey may disclose.

**SCHEDULE A DESCRIPTION**

ALL that certain tract, lot, or parcel of land, lying and being in the Township of Holmdel, County of Monmouth, State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 17 Block 9.04 as shown on a certain map entitled, "The Vineyard at Holmdel, Section 1" filed in the Monmouth County Clerk's Office on November 23, 1988 as Case No.: 228-35.

BEGINNING at a point in the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running; thence,

(1) North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence,

(2) North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point; thence,

(3) South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the northerly sideline of Burgundy Drive; thence,

(4) Along same on a curve to the left having a radius of 620.00 feet and an arc distance of 83.51 feet to a point; thence,

(5) Continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

ALSO known as Lot 17 in Block 9.04 on the Township of Holmdel Tax Map.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

Constance Chrzanowski Trustee of the Janet Cargulia Qualified Personal Residence Trust

Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office	State	Zip Code
Holmdel	NJ	07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
9.04	17	

Street Address:

14 Burgundy Drive

City, Town, Post Office	State	Zip Code
Holmdel	NJ	07733

Seller's Percentage of Ownership	Consideration	Closing Date
50%	\$10.00	

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
  - No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

5/20/17

Date

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date	Signature
------	-----------

(Seller) Please Indicate if Power of Attorney or Attorney in Fact
---



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

## Name(s)

Andrew Cargulia Trustee of the Janet Cargulia Qualified Personal Residence Trust

## Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

9.04

17

## Street Address:

14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$10.00

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
  - No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6/20/2017

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

---

\_\_\_\_\_  
Date

---

\_\_\_\_\_  
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

## STATE OF NEW JERSEY

## AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

## STATE OF NEW JERSEY

COUNTY Monmouth{ SS. County Municipal Code  
132.0

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Constance Chrzanowski, Trustee, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated February 25, 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 9.04 Lot number 17 located at 14 Burgundy Drive, Holmdel (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

## (4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
For consideration of less than \$100.00

## (5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over.\*(Instruction #9 on reverse side for A or B)  
 B. { BLIND PERSON Grantor(s)  legally blind or; \*  
 DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*  
 Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)  
 Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

## (6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

## (7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 30th day of MAY, 20 17

*Constance Chrzanowski*  
Signature of Deponent

Janet Cargulia QPRT

Grantor Name

14 Burgundy Drive, Holmdel, NJ  
Deponent Address14 Burgundy Drive, Holmdel, NJ  
Grantor Address at Time of SaleDIANE NICEWICZ 893  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50009031  
My Commission Expires 2/2/2020

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number	County		
Deed Number	Book	Page	
Deed Dated	Date Recorded		

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

## ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml).

RTF-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

## STATE OF NEW JERSEY

## AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Monmouth{ SS. County Municipal Code  
1320MUNICIPALITY OF PROPERTY LOCATION Holmdel

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Andrew Cargulia, Trustee, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated February 25, 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 9.04 Lot number 17 located at 14 Burgundy Drive, Holmdel and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

## (3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

## (4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
For consideration of less than \$100.00

## (5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \*(Instruction #9 on reverse side for A or B)  
 B.  BLIND PERSON Grantor(s)  legally blind or;  
      DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*  
 Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

## C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

## (6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

## (7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 25 day of May . 20 17X/Janet Cargulia  
Signature of Deponent

Janet Cargulia QPRT

Grantor Name

14 Burgundy Drive, Holmdel, NJ  
Deponent Address14 Burgundy Drive, Holmdel, NJ  
Grantor Address at Time of SaleXXX-XXX-001

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

DEANA MYERS  
Notary Public  
State of New Jersey  
My Commission Expires Aug. 13, 2020  
I.D.# 50021257

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml).

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

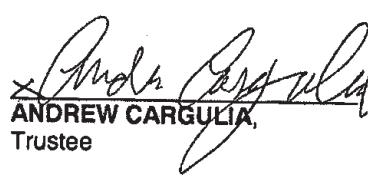
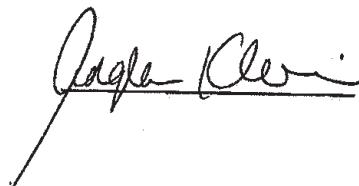
Witnessed By:

JANET CARGULIA QUALIFIED  
PERSONAL RESIDENCE TRUST



CONSTANCE CHRZANOWSKI,  
Trustee

JANET CARGULIA QUALIFIED  
PERSONAL RESIDENCE TRUST



ANDREW CARGULIA,  
Trustee

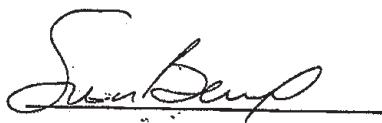
STATE OF NEW JERSEY)

SS:

COUNTY OF Ocean)

I CERTIFY that on this 24 day of February, 2017, CONSTANCE CHRZANOWSKI, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Trustee of the Janet Cargulia Qualified Personal Residence Trust, the entity named in this Deed;
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5); and,
- (d) executed this Deed as the act of the entity.



SUSAN BARAN  
Notary Public  
State of New Jersey  
My Commission Expires Aug. 8, 2021

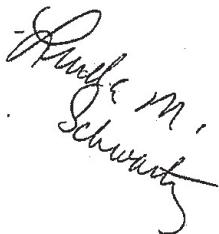
STATE OF NEW JERSEY)

SS:

COUNTY OF Monmouth)

I CERTIFY that on this 25<sup>th</sup> day of February, 2017, ANDREW CARGULIA, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Trustee of the Janet Cargulia Qualified Personal Residence Trust, the entity named in this Deed;
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5); and,
- (d) executed this Deed as the act of the entity.



=====

**D E E D**

CONSTANCE CHRZANOWSKI and : PLEASE RECORD AND RETURN TO: *PLR*  
ANDREW CARGULIA, Trustees of the :  
Janet Cargulia Qualified Personal  
Residence Trust :  
Grantor,  
TO : Frank J. Crupi, Esquire  
MICHAEL A. CARGULIA : Tucci Hot & Crupi, PC  
Single : 464 Broadway  
: P.O. Box 4065  
: Long Branch, NJ 07740  
Grantee.

=====

+21

Monmouth County Document Summary Sheet																															
 <b>MONMOUTH COUNTY CLERK</b> PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address Frank J. Crupi, Esq. Tucci Hot & Crupi, PC 464 Broadway P.O. Box 4065 Long Branch, NJ 07740  <b>401H0G</b>																														
<b>Official Use Only</b>																															
CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ																															
INSTRUMENT NUMBER <b>2017063709</b> RECORDED ON <b>Jul 06, 2017</b> <b>2:46:07 PM</b> BOOK # <b>OR-9234</b> PAGE # <b>652</b> Total Pages: 10																															
COUNTY RECORDING \$130.00 FEES TOTAL PAID \$130.00																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top; padding: 5px;"> <b>Submitting Company</b>            Tucci Hot &amp; Crupi, PC         </td> <td style="width: 75%; vertical-align: top; padding: 5px; text-align: right;"> <i>(866)</i> </td> </tr> <tr> <td style="width: 25%; vertical-align: top; padding: 5px;"> <b>Document Type</b>            Deed         </td> <td style="width: 75%; vertical-align: top; padding: 5px;"></td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <b>Document Date (mm/dd/yyyy)</b>            02/24/2017         </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <b>No. of Pages of the Original Signed Document (Including the cover sheet)</b>            9         </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <b>Consideration Amount (If applicable)</b>            \$10.00         </td> </tr> <tr> <td colspan="2" style="padding: 5px; text-align: center;"> <i>JUN 26 2017 4</i> </td> </tr> </table>		<b>Submitting Company</b> Tucci Hot & Crupi, PC	<i>(866)</i>	<b>Document Type</b> Deed		<b>Document Date (mm/dd/yyyy)</b> 02/24/2017		<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b> 9		<b>Consideration Amount (If applicable)</b> \$10.00		<i>JUN 26 2017 4</i>																			
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<i>*DO NOT REMOVE THIS PAGE.</i> <b>DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</b>																															

D8a9234-652  
 7-6-17

Prepared By:



FRANK J. CRUPI, ESQUIRE

## D E E D

This Deed, made this 24<sup>th</sup> day of February, 2017,

BETWEEN CONSTANCE CHRZANOWSKI and JANET CARGULIA,  
Trustees of the ANDREW CARGULIA QUALIFIED PERSONAL RESIDENCE  
TRUST, having an address at 14 Burgundy Drive, Holmdel, New Jersey 07733,  
hereinafter referred to as the "Grantor,"

AND

MICHAEL A. CARGULIA, single, about to have an address at 14  
Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the  
"Grantee."

The words "Grantor" and "Grantee" shall mean all Grantors and all  
Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers  
ownership of) the property (called the "Property") described below to the  
Grantee. This transfer is made for the sum of

TEN DOLLARS AND NO CENTS  
(\$10.00)

and other good and valuable consideration. The Grantor hereby acknowledges  
receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Tax Lot 17, Tax Block 9.04, on  
the official Tax Map of the Township of Holmdel, County of Monmouth, State of  
New Jersey.

Commonly known as 14 Burgundy Drive, Holmdel, New Jersey 07733.

**Property.** The Property consists of the land and all the buildings and  
structures on the land in the Township of Holmdel, of the County of  
Monmouth and State of New Jersey, being more particularly described as  
follows in Schedule "A" annexed hereto and made a part hereof.

**BEING** the same premises conveyed to Grantors herein by Deed dated  
August 30, 1996, recorded on May 5, 1997 in the Monmouth County Clerk's  
Office in Book DB-5598, Page 244.

**THIS** conveyance is made subject to municipal zoning ordinances,  
restrictions and easements of record, if any, and to such other state of facts as  
an accurate survey may disclose.

**SCHEDULE A DESCRIPTION**

ALL that certain tract, lot, or parcel of land, lying and being in the Township of Holmdel, County of Monmouth, State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 17 Block 9.04 as shown on a certain map entitled, "The Vineyard at Holmdel, Section 1" filed in the Monmouth County Clerk's Office on November 23, 1988 as Case No.: 228-35.

BEGINNING at a point in the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running; thence,

(1) North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence,

(2) North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point; thence,

(3) South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the northerly sideline of Burgundy Drive; thence,

(4) Along same on a curve to the left having a radius of 620.00 feet and an arc distance of 83.51 feet to a point; thence,

(5) Continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

ALSO known as Lot 17 in Block 9.04 on the Township of Holmdel Tax Map.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

## Name(s)

Constance Chrzanowski Trustee of the Andrew Cargulia Qualified Personal Residence Trust

## Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
9.04	17	

## Street Address:

14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

Seller's Percentage of Ownership	Consideration	Closing Date
50%	\$10.00	

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
  - No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6/19/2017

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

## Name(s)

Janet Cargulia Trustee of the Andrew Cargulia Qualified Personal Residency Trust

## Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office	State	Zip Code
Holmdel	NJ	07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
9.04	17	

## Street Address:

14 Burgundy Drive

City, Town, Post Office	State	Zip Code
Holmdel	NJ	07733

Seller's Percentage of Ownership	Consideration	Closing Date
50%	\$10.00	

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
  - No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/22/2017

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

## STATE OF NEW JERSEY

## AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

## STATE OF NEW JERSEY

COUNTY

Monmouth

{ SS. County Municipal Code  
1320 .

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

## MUNICIPALITY OF PROPERTY LOCATION Holmdel

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Constance Chrzanowski, Trustee, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Grantor in a deed dated February 25, 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 9.04 Lot number 17 located at 14 Burgundy Drive, Holmdel (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

## (4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

For consideration of less than \$100.00

## (5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over.\* (Instruction #9 on reverse side for A or B)  
 B. { BLIND PERSON Grantor(s)  legally blind or; \*  
 C. DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

## C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

## (6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

## (7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 20 day of June, 2017

Signature of Deponent

Andrew Cargulia QPRT

Grantor Name

14 Burgundy Drive, Holmdel, NJ

Deponent Address

14 Burgundy Drive, Holmdel, NJ

Grantor Address at Time of Sale

JOANNE MOROLLA-CAPUTO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Sept 28, 2021

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/ipt/localtax.shtml](http://www.state.nj.us/treasury/taxation/ipt/localtax.shtml).

RTF-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

## STATE OF NEW JERSEY

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## STATE OF NEW JERSEY

COUNTY

Monmouth

{ SS. County Municipal Code  
1320 I }

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Janet Cargulia, Trustee  
 (Name)  
 deposes and says that he/she is the Grantor in a deed dated February 25, 2017 transferring  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 9.04 Lot number 17 located at  
14 Burgundy Drive, Holmdel and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

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For consideration of less than \$100.00

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A. SENIOR CITIZEN Grantor(s)  62 years of age or over.\* (Instruction #9 on reverse side for A or B)  
 B. { BLIND PERSON Grantor(s)  legally blind or; \*  
 DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*  
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 One or two-family residential premises.  Owners as joint tenants must all qualify.

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 Meets income requirements of region.  Subject to resale controls.

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 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

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 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
 this 28<sup>th</sup> day of May, 20 17Janet Cargulia  
 Signature of Deponent

Andrew Cargulia QPRT

Grantor Name

14 Burgundy Drive, Holmdel, NJ

Deponent Address

14 Burgundy Drive, Holmdel, NJ

Grantor Address at Time of Sale

XXX-XXX-OOI

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number	County	Book	Page
Deed Number		Date Recorded	
Deed Dated			

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STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

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**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

ANDREW CARGULIA QUALIFIED  
PERSONAL RESIDENCE TRUST

CONSTANCE CHRZANOWSKI,  
Trustee

ANDREW CARGULIA QUALIFIED  
PERSONAL RESIDENCE TRUST

JANET CARGULIA,  
Trustee

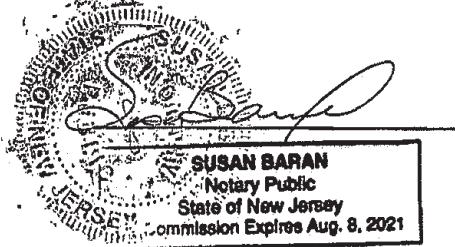
STATE OF NEW JERSEY)

SS:

COUNTY OF Ocean )

I CERTIFY that on this 24 day of February, 2017, CONSTANCE CHRZANOWSKI, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Trustee of the Andrew Cargulia Qualified Personal Residence Trust, the entity named in this Deed;
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5); and,
- (d) executed this Deed as the act of the entity.



STATE OF NEW JERSEY)

SS:

COUNTY OF Monmouth)

I CERTIFY that on this 22<sup>nd</sup> day of February, 2017, JANET CARGULIA, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Trustee of the Andrew Cargulia Qualified Personal Residence Trust, the entity named in this Deed;
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5); and,
- (d) executed this Deed as the act of the entity.

DAWN M. MAHONEY

DAWN M. MAHONEY  
A Notary Public of New Jersey  
My Commission Expires February 17, 2020

=====

**D E E D**

**CONSTANCE CHRZANOWSKI and  
JANET CARGULIA, Trustees of the  
Andrew Cargulia Qualified Personal  
Residence Trust**

Grantor,  
TO

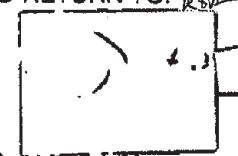
**MICHAEL A. CARGULIA**  
Single

Grantee.

: Dated: 2/24/2017

: PLEASE RECORD AND RETURN TO: *R.J.C.*

: Frank J. Crupi, Esquire  
: Tucci Hot & Crupi, PC  
: 464 Broadway  
: P.O. Box 4065  
: Long Branch, NJ 07740



Monmouth County Document Summary Sheet		402541			
<p style="margin: 0;">MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728</p> <p style="margin: 0;">Official Use Only</p> <p style="margin: 0;">CHRISTINE GIORGANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ</p> <p style="margin: 0;">INSTRUMENT NUMBER <b>2017075819</b></p> <p style="margin: 0;">RECORDED ON <b>Aug 07, 2017</b></p> <p style="margin: 0;">11:23:30 AM</p> <p style="margin: 0;">BOOK #<b>OR-9240</b></p> <p style="margin: 0;">PAGE #<b>2921</b></p> <p style="margin: 0;">Total Pages: 7</p> <p style="margin: 0;">COUNTY RECORDING \$100.00</p> <p style="margin: 0;">FEES</p> <p style="margin: 0;">TOTAL PAID \$100.00</p>	<p style="margin: 0;">Return Name and Address  <span style="font-size: 1.5em; margin-bottom: 5px;">Frank J Cipri Esq.</span>  <span style="margin-bottom: 5px;">464 Broadway</span>  <span style="margin-bottom: 5px;">PO Box 4016 Long Branch NJ 07740</span>  <span style="margin-bottom: 5px;">8/16</span> </p> <p style="margin: 0;">Submitting Company <b>Tucci Hot &amp; Crupi, PC</b></p> <p style="margin: 0;">Document Type <b>Deed</b></p> <p style="margin: 0;">Document Date (mm/dd/yyyy) <b>02/28/2017</b></p> <p style="margin: 0;">No. of Pages of the Original Signed Document (Including the cover sheet) <b>7</b></p> <p style="margin: 0;">Consideration Amount (If applicable) <b>\$10.00</b></p> <p style="margin: 0; text-align: center; font-size: 1.2em; font-weight: bold;">JUL 3 1 2017 PS</p> <p style="margin: 0; text-align: center; font-size: 1.2em; font-weight: bold;">EXEMPT</p>				
<p style="margin: 0;"><b>First Party</b> (Grantor or Mortgagor or Assignor) (Enter up to five names)</p>	<p style="margin: 0;">Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> (or Company Name as written)</p> <p style="margin: 0;">Cargulia, Michael A.</p>				
	<p style="margin: 0;">Address (Optional)</p>				
<p style="margin: 0;"><b>Second Party</b> (Grantee or Mortgagee or Assignee) (Enter up to five names)</p>	<p style="margin: 0;">Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> (or Company Name as written)</p> <p style="margin: 0;">Cargulia, Andrew &amp; Cargulia, Janet</p>				
	<p style="margin: 0;">Address (Optional)</p>				
<p style="margin: 0;"><b>Parcel Information</b> (Enter up to three entries)</p>	Municipality	Block	Lot	Qualifier	Property Address
	Holmdel	9.04	17		
<p style="margin: 0;"><b>Reference Information</b> (Enter up to three entries)</p>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
<p style="margin: 0;">*DO NOT REMOVE THIS PAGE.</p> <p style="margin: 0;">DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>					

DB# 9240-2921  
28717

Prepared By:



FRANK J. CRUPI, ESQUIRE

## DEED

This Deed, made this 28<sup>th</sup> day of February, 2017,

BETWEEN MICHAEL A. CARGULIA, single, having an address at 14 Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the "Grantor,"

AND

ANDREW CARGULIA and JANET CARGULIA, husband and wife, about to have an address at 14 Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the "Grantee."

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of

**TEN DOLLARS AND NO CENTS  
(\$10.00)**

and other good and valuable consideration. The Grantor hereby acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Tax Lot 17, Tax Block 9.04, on the official Tax Map of the Township of Holmdel, County of Monmouth, State of New Jersey.

Commonly known as 14 Burgundy Drive, Holmdel, New Jersey 07733.

**Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Holmdel, of the County of Monmouth and State of New Jersey, being more particularly described as follows in Schedule "A" annexed hereto and made a part hereof.

**BEING** the same premises conveyed to Grantor herein by Deeds dated February 25, 2017, recorded on July 6, 2017 in the Monmouth County Clerk's Office in Book OR-9234, Page 640 and dated February 24, 2017, recorded on July 6, 2017 in the Monmouth County Clerk's Office in Book OR-9234, Page 652.

**THIS** conveyance is made subject to municipal zoning ordinances, restrictions and easements of record, if any, and to such other state of facts as an accurate survey may disclose.

**SCHEDULE A DESCRIPTION**

ALL that certain tract, lot, or parcel of land, lying and being in the Township of Holmdel, County of Monmouth, State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 17 Block 9.04 as shown on a certain map entitled, "The Vineyard at Holmdel, Section 1" filed in the Monmouth County Clerk's Office on November 23, 1988 as Case No.: 228-35.

BEGINNING at a point in the Northerly sideline of Burgundy Drive, said point being the most Easterly corner of Lot 18 as shown on above Filed Map and running; thence,

(1) North 46 degrees 16 minutes 00 seconds West, a distance of 287.06 feet to a point; thence,

(2) North 41 degrees 14 minutes 06 seconds East, a distance of 210.00 feet to a point; thence,

(3) South 38 degrees 36 minutes 41 seconds East, a distance of 303.18 feet to a point on the northerly sideline of Burgundy Drive; thence,

(4) Along same on a curve to the left having a radius of 620.00 feet and an arc distance of 83.51 feet to a point; thence,

(5) Continuing along same on a course of South 43 degrees 44 minutes 00 seconds West, a distance of 90.00 feet to the point and place of BEGINNING.

ALSO known as Lot 17 in Block 9.04 on the Township of Holmdel Tax Map.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

## Name(s)

Michael A. Cargilia

## Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

9.04

17

## Street Address:

14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$10.00

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
- No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/24/17

Date

*Michael Cargilia*

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

RTF-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

## STATE OF NEW JERSEY

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STATE OF NEW JERSEY

COUNTY

Monmouth

}ss. County Municipal Code  
1320

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

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MUNICIPALITY OF PROPERTY LOCATION Holmdel

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 (Name) deposes and says that he/she is the Grantor In a deed dated February 25, 2017 transferring  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 9.04 Lot number 17 located at  
 14 Burgundy Drive, Holmdel and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
 (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

$$\$ + \% = \$$$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)  
 Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
 For consideration of less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over.\* (Instruction #9 on reverse side for A or B)  
 B. { BLIND PERSON Grantor(s)  legally blind or;  
 DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)  
 Affordable according to H.U.D. standards.  Reserved for occupancy.  
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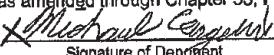
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Entirely new improvement.  Not previously occupied.  
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(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

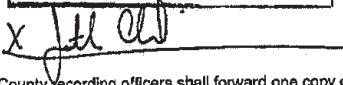
Subscribed and sworn to before me, Jonathan Chambers  
this 16 day of June, 2017  
Signature of Deponent

Michael A. Cargulia

Grantor Name

14 Burgundy Drive, Holmdel, NJ  
Deponent Address14 Burgundy Drive, Holmdel, NJ  
Grantor Address at Time of Sale

JONATHAN JAMES CHAMBERS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124070636  
MY COMMISSION EXPIRES NOVEMBER 01, 2020

X 

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY  
 Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
 Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
 Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml).

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:



Michael A. Cargulia  
MICHAEL A. CARGULIA,

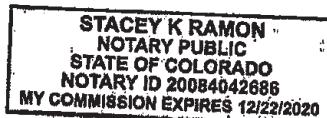
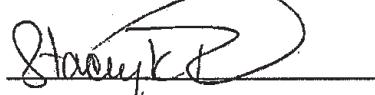
STATE OF COLORADO)

SS:

COUNTY OF Jefferson )

I CERTIFY that on this 28 day of February, 2017, MICHAEL A. CARGULIA, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5.)



=====

**D E E D**

**MICHAEL A. CARGULIA**

TO  
Grantor,  
**ANDREW CARGULIA and**  
**JANET CARGULIA**  
Husband and Wife

Grantee.

: Dated: 2/28/17

: PLEASE RECORD AND RETURN TO:

: Frank J. Crupi, Esquire  
: Tucci Hot & Crupi, PC  
: 464 Broadway  
: P.O. Box 4065  
: Long Branch, NJ 07740

=====

**D E E D**

**MICHAEL A. CARGULIA**

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: P.O. Box 4065  
: Long Branch, NJ 07740

100

Monmouth County Document Summary Sheet					
 <b>MONMOUTH COUNTY CLERK</b> PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Return Name and Address</b> Frank J. Crupi, Esq. Tucci Hot & Crupi, PC 464 Broadway P.O. Box 4065 Long Branch, NJ 07740				
	 <b>502546</b>				
<b>Official Use Only</b>					
<b>CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ</b>  <b>INSTRUMENT NUMBER</b> <b>2017097013</b> RECORDED ON <b>Oct 03, 2017</b> <b>10:27:58 AM</b> <b>BOOK:OR-9251</b> <b>PAGE:8695</b> Total Pages: 7  <b>COUNTY RECORDING \$100.00</b> <b>FEES</b> <b>TOTAL PAID \$100.00</b>	<b>Submitting Company</b> Tucci Hot & Crupi, PC				
	<b>Document Type</b> Deed				
	<b>Document Date (mm/dd/yyyy)</b> 09/09/2017				
	<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b> 7				
	<b>Consideration Amount (If applicable)</b> \$10.00				
<i>SEP 18 2017 (K)</i> <i>SEP 26 2017</i> <i>EXEMPT</i>					
<b>First Party</b> (Grantor or Mortgagor or Assignor) (Enter up to five names)	<b>Name(s)</b> (Cargulia, Andrew & Cargulia, Janet)	<b>Address (Optional)</b>			
<b>Second Party</b> (Grantee or Mortgogee or Assignee) (Enter up to five names)	<b>Name(s)</b> (Cargulia, Janet)	<b>Address (Optional)</b>			
<b>Parcel Information</b> (Enter up to three entries)	<b>Municipality</b> Holmdel	<b>Block</b> 9.04	<b>Lot</b> 17	<b>Qualifier</b> 	<b>Property Address</b> 14 Burgundy Drive
<b>Reference Information</b> (Enter up to three entries)	<b>Book Type</b> 	<b>Book</b> 	<b>Beginning Page</b> 	<b>Instrument No.</b> 	<b>Recorded/File Date</b> 
<i>*DO NOT REMOVE THIS PAGE.</i> <b>DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</b>					

DB 92818695 103.17

Prepared By:



FRANK J. CRUPI, ESQUIRE

## DEED

This Deed, made this 9<sup>th</sup> day of September, 2017,

**BETWEEN ANDREW CARGULIA and JANET CARGULIA, husband and wife**, having an address at 14 Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the "Grantor,"

**AND**

**JANET CARGULIA**, married, having an address at 14 Burgundy Drive, Holmdel, New Jersey 07733, hereinafter referred to as the "Grantee."

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of

**TEN DOLLARS AND NO CENTS  
(\$10.00)**

and other good and valuable consideration. The Grantor hereby acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Tax Lot 17, Tax Block 9.04, on the official Tax Map of the Township of Holmdel, County of Monmouth, State of New Jersey.

Commonly known as 14 Burgundy Drive, Holmdel, New Jersey 07733.

**Property.** The Property consists of the land and all the buildings and structures on the land in the **Township of Holmdel, of the County of Monmouth and State of New Jersey**, being more particularly described as follows in Schedule "A" annexed hereto and made a part hereof.

**BEING** the same premises conveyed to Grantors herein by Deed dated February 28, 2017, recorded on August 7, 2017 in the Monmouth County Clerk's Office in Book OR-9240, Page 2921.

**THIS** conveyance is made subject to municipal zoning ordinances, restrictions and easements of record, if any, and to such other state of facts as an accurate survey may disclose.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

Andrew Cargulia and Janet Cargulia

Current Resident Address:

Street: 14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

9.04

17

Street Address:

14 Burgundy Drive

City, Town, Post Office

State

Zip Code

Holmdel

NJ

07733

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$10.00

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal Income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
8.  No non-like kind property received.
9.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the Intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/9/17

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

9/9/17

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

RTF-1\*(Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

## STATE OF NEW JERSEY

## AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Monmouth

} SS. County Municipal Code  
1320

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

## (1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Andrew Cargulla, being duly sworn according to law upon his/her oath,  
 (Name) deposes and says that he/she is the Grantor in a deed dated transferring  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 904 Lot number 17 located at  
 14 Burgundy Drive, Holmdel and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
 If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

## (4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
 Transfer between husband and wife

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NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

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 DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*  
 Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
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 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

## C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

## (6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

## (7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
 this 8th day of Sept., 2017

*Andrew Cargulla*

Andrew Cargulla

Grantor Name

14 Burgundy Drive, Holmdel, NJ

14 Burgundy Drive, Holmdel, NJ

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-001

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____
Deed Dated _____	Page _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

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RTF-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

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STATE OF NEW JERSEY

COUNTY

Monmouth

SS. County Municipal Code  
1320

## FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_

RTF paid by seller \$ \_\_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Holmdel

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Janet Cargulia (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 9/9/2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 904 Lot number 17 located at 14 Burgundy Drive, Holmdel (Street Address, Town)

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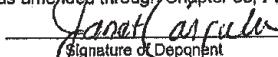
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(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 9th day of Sept., 2017

  
Signature of Deponent

Janet Cargulia

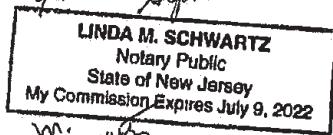
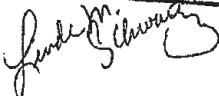
Grantor Name

14 Burgundy Drive, Holmdel, NJ  
Deponent Address14 Burgundy Drive, Holmdel, NJ  
Grantor Address at Time of Sale

XXX-XXX-166

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

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STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

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FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

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**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

Andrew Cargulia  
ANDREW CARGULIA

Janet Cargulia  
JANET CARGULIA

STATE OF NEW JERSEY)

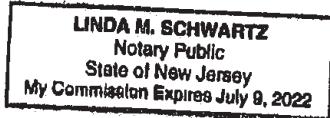
SS:

COUNTY OF MONMOUTH)

I CERTIFY that on this 9th day of September, 2017, ANDREW CARGULIA and JANET CARGULIA, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5).

Linda M. Schwartz



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**D E E D**

: Dated: 9-9-17

**ANDREW CARGULIA and** : PLEASE RECORD AND RETURN TO  
**JANET CARGULIA**

Husband and Wife : Frank J. Crupi, Esquire  
TO : Tucci Hot & Crupi, PC  
Grantor, : 464 Broadway  
: P.O. Box 4065  
: Long Branch, NJ 07740

**JANET CARGULIA**  
Married

Grantee,

UNITED STATES DISTRICT COURT  
for the  
District of New Jersey

United States of America	)	
Plaintiff	)	
v.	)	Civil Action No.
Andrew Carguila, Janet Carguila, and Columbia Bank	)	
Defendant	)	

**SUMMONS IN A CIVIL ACTION**

To: (*Defendant's name and address*) Andrew Carguila  
14 Burgundy Drive  
Holmdel, New Jersey 07733

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are: Nelson Wagner, U.S. Department of Justice

P.O. Box 227  
Washington, DC, 20044  
(202) 616-3369

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

*CLERK OF COURT*

Date: \_\_\_\_\_

\_\_\_\_\_  
*Signature of Clerk or Deputy Clerk*

UNITED STATES DISTRICT COURT  
for the  
District of New Jersey

United States of America	)	
Plaintiff	)	
v.	)	Civil Action No.
Andrew Carguila, Janet Cargulia, and Columbia Bank	)	
Defendant	)	

**SUMMONS IN A CIVIL ACTION**

To: (*Defendant's name and address*) Janet Cargulia  
14 Burgundy Drive  
Holmdel, New Jersey 07733

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are: Nelson Wagner, U.S. Department of Justice

P.O. Box 227  
Washington, DC, 20044  
(202) 616-3369

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

*CLERK OF COURT*

Date: \_\_\_\_\_

\_\_\_\_\_  
*Signature of Clerk or Deputy Clerk*

UNITED STATES DISTRICT COURT  
for the  
District of New Jersey

United States of America	)	
Plaintiff	)	
v.	)	Civil Action No.
Andrew Carguila, Janet Cargulia, and Columbia Bank	)	
Defendant	)	

**SUMMONS IN A CIVIL ACTION**

To: (*Defendant's name and address*) COLUMBIA BANK  
19-01 Route 208 North  
Fair Lawn, NJ 07410

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Nelson Wagner, U.S. Department of Justice  
P.O. Box 227  
Washington, DC, 20044  
(202) 616-3369

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

*CLERK OF COURT*

Date: \_\_\_\_\_

*Signature of Clerk or Deputy Clerk*

**CIVIL COVER SHEET**

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

**I. (a) PLAINTIFFS**

UNITED STATES OF AMERICA

(b) County of Residence of First Listed Plaintiff \_\_\_\_\_  
(EXCEPT IN U.S. PLAINTIFF CASES)(c) Attorneys (Firm Name, Address, and Telephone Number)  
Nelson Wagner, U.S. Department of Justice Tax Division  
P.O. Box 227, Washington, D.C. 20044  
(202) 616-3369**DEFENDANTS**

Andrew Cargulia, Janet Cargulia, and Columbia Bank.

County of Residence of First Listed Defendant Monmouth

(IN U.S. PLAINTIFF CASES ONLY)

NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF  
THE TRACT OF LAND INVOLVED.

Attorneys (If Known)

Unknown.

**II. BASIS OF JURISDICTION** (Place an "X" in One Box Only)

<input checked="" type="checkbox"/> 1 U.S. Government Plaintiff	<input type="checkbox"/> 3 Federal Question (U.S. Government Not a Party)
<input type="checkbox"/> 2 U.S. Government Defendant	<input type="checkbox"/> 4 Diversity (Indicate Citizenship of Parties in Item III)

**III. CITIZENSHIP OF PRINCIPAL PARTIES** (Place an "X" in One Box for Plaintiff and One Box for Defendant)  
(For Diversity Cases Only)

	PTF	DEF		PTF	DEF
Citizen of This State	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Incorporated or Principal Place of Business In This State	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Citizen of Another State	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Incorporated and Principal Place of Business In Another State	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Citizen or Subject of a Foreign Country	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Foreign Nation	<input type="checkbox"/> 6	<input type="checkbox"/> 6

**IV. NATURE OF SUIT** (Place an "X" in One Box Only)

CONTRACT	TORTS	FORFEITURE/PENALTY	BANKRUPTCY	OTHER STATUTES
<input type="checkbox"/> 110 Insurance	<b>PERSONAL INJURY</b>	<b>PERSONAL INJURY</b>	<input type="checkbox"/> 422 Appeal 28 USC 158	<input type="checkbox"/> 375 False Claims Act
<input type="checkbox"/> 120 Marine	<input type="checkbox"/> 310 Airplane	<input type="checkbox"/> 365 Personal Injury - Product Liability	<input type="checkbox"/> 423 Withdrawal 28 USC 157	<input type="checkbox"/> 376 Qui Tam (31 USC 3729(a))
<input type="checkbox"/> 130 Miller Act	<input type="checkbox"/> 315 Airplane Product Liability	<input type="checkbox"/> 367 Health Care/ Pharmaceutical Personal Injury Product Liability	<b>PROPERTY RIGHTS</b>	<input type="checkbox"/> 400 State Reapportionment
<input type="checkbox"/> 140 Negotiable Instrument	<input type="checkbox"/> 320 Assault, Libel & Slander	<input type="checkbox"/> 330 Federal Employers' Liability	<input type="checkbox"/> 820 Copyrights	<input type="checkbox"/> 410 Antitrust
<input type="checkbox"/> 150 Recovery of Overpayment & Enforcement of Judgment	<input type="checkbox"/> 340 Marine	<input type="checkbox"/> 368 Asbestos Personal Injury Product Liability	<input type="checkbox"/> 830 Patent	<input type="checkbox"/> 430 Banks and Banking
<input type="checkbox"/> 151 Medicare Act	<input type="checkbox"/> 345 Marine Product Liability	<input type="checkbox"/> 370 Other Fraud	<input type="checkbox"/> 840 Trademark	<input type="checkbox"/> 450 Commerce
<input type="checkbox"/> 152 Recovery of Defaulted Student Loans (Excludes Veterans)	<input type="checkbox"/> 350 Motor Vehicle	<input type="checkbox"/> 371 Truth in Lending	<b>LABOR</b>	<input type="checkbox"/> 460 Deportation
<input type="checkbox"/> 153 Recovery of Overpayment of Veteran's Benefits	<input type="checkbox"/> 355 Motor Vehicle Product Liability	<input type="checkbox"/> 380 Other Personal Property Damage	<input type="checkbox"/> 710 Fair Labor Standards Act	<input type="checkbox"/> 470 Racketeer Influenced and Corrupt Organizations
<input type="checkbox"/> 160 Stockholders' Suits	<input type="checkbox"/> 360 Other Personal Injury	<input type="checkbox"/> 385 Property Damage Product Liability	<input type="checkbox"/> 720 Labor/Management Relations	<input type="checkbox"/> 480 Consumer Credit
<input type="checkbox"/> 190 Other Contract	<input type="checkbox"/> 362 Personal Injury - Medical Malpractice	<b>SOCIAL SECURITY</b>	<input type="checkbox"/> 740 Railway Labor Act	<input type="checkbox"/> 490 Cable/Sat TV
<input type="checkbox"/> 195 Contract Product Liability			<input type="checkbox"/> 751 Family and Medical Leave Act	<input type="checkbox"/> 850 Securities/Commodities/ Exchange
<input type="checkbox"/> 196 Franchise			<input type="checkbox"/> 790 Other Labor Litigation	<input type="checkbox"/> 890 Other Statutory Actions
<b>REAL PROPERTY</b>	<b>CIVIL RIGHTS</b>	<b>PRISONER PETITIONS</b>	<input type="checkbox"/> 791 Employee Retirement Income Security Act	<input type="checkbox"/> 891 Agricultural Acts
<input type="checkbox"/> 210 Land Condemnation	<input type="checkbox"/> 440 Other Civil Rights	<b>Habeas Corpus:</b>	<input type="checkbox"/> 861 HIA (1395ff)	<input type="checkbox"/> 893 Environmental Matters
<input type="checkbox"/> 220 Foreclosure	<input type="checkbox"/> 441 Voting	<input type="checkbox"/> 463 Alien Detainee	<input type="checkbox"/> 862 Black Lung (923)	<input type="checkbox"/> 895 Freedom of Information Act
<input type="checkbox"/> 230 Rent Lease & Ejectment	<input type="checkbox"/> 442 Employment	<input type="checkbox"/> 510 Motions to Vacate Sentence	<input type="checkbox"/> 863 DIWC/DIW (405(g))	<input type="checkbox"/> 896 Arbitration
<input type="checkbox"/> 240 Torts to Land	<input type="checkbox"/> 443 Housing/ Accommodations	<input type="checkbox"/> 530 General	<input type="checkbox"/> 864 SSID Title XVI	<input type="checkbox"/> 899 Administrative Procedure Act/Review or Appeal of Agency Decision
<input type="checkbox"/> 245 Tort Product Liability	<input type="checkbox"/> 445 Amer. w/Disabilities - Employment	<input type="checkbox"/> 535 Death Penalty	<input type="checkbox"/> 865 RSI (405(g))	<input type="checkbox"/> 950 Constitutionality of State Statutes
<input type="checkbox"/> 290 All Other Real Property	<input type="checkbox"/> 446 Amer. w/Disabilities - Other	<b>Other:</b>	<b>FEDERAL TAX SUITS</b>	
	<input type="checkbox"/> 448 Education	<input type="checkbox"/> 540 Mandamus & Other	<input checked="" type="checkbox"/> 870 Taxes (U.S. Plaintiff or Defendant)	
		<input type="checkbox"/> 550 Civil Rights	<input type="checkbox"/> 871 IRS—Third Party 26 USC 7609	
		<input type="checkbox"/> 555 Prison Condition		
		<input type="checkbox"/> 560 Civil Detainee - Conditions of Confinement		
			<b>IMMIGRATION</b>	
			<input type="checkbox"/> 462 Naturalization Application	
			<input type="checkbox"/> 465 Other Immigration Actions	

**V. ORIGIN** (Place an "X" in One Box Only)

<input checked="" type="checkbox"/> 1 Original Proceeding	<input type="checkbox"/> 2 Removed from State Court	<input type="checkbox"/> 3 Remanded from Appellate Court	<input type="checkbox"/> 4 Reinstated or Reopened	<input type="checkbox"/> 5 Transferred from Another District (specify) _____	<input type="checkbox"/> 6 Multidistrict Litigation
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Cite the U.S. Civil Statute under which you are filing (Do not cite jurisdictional statutes unless diversity):  
**26 U.S.C. 7602****VI. CAUSE OF ACTION**Brief description of cause:  
Suit to reduce unpaid federal tax assessments to judgment and foreclose.**VII. REQUESTED IN COMPLAINT:** CHECK IF THIS IS A CLASS ACTION  
UNDER RULE 23, F.R.Cv.P.

DEMAND \$ \_\_\_\_\_

CHECK YES only if demanded in complaint:  
**JURY DEMAND:**  Yes  No**VIII. RELATED CASE(S) IF ANY**

(See instructions):

JUDGE \_\_\_\_\_

DOCKET NUMBER \_\_\_\_\_

**FOR OFFICE USE ONLY**

RECEIPT # \_\_\_\_\_

AMOUNT \_\_\_\_\_

APPLYING IFFP \_\_\_\_\_

JUDGE \_\_\_\_\_

MAG. JUDGE \_\_\_\_\_

SIGNATURE OF ATTORNEY OF RECORD  
*/s/ Nelson Wagner*